HOUSING NOW
Ottawa[1]

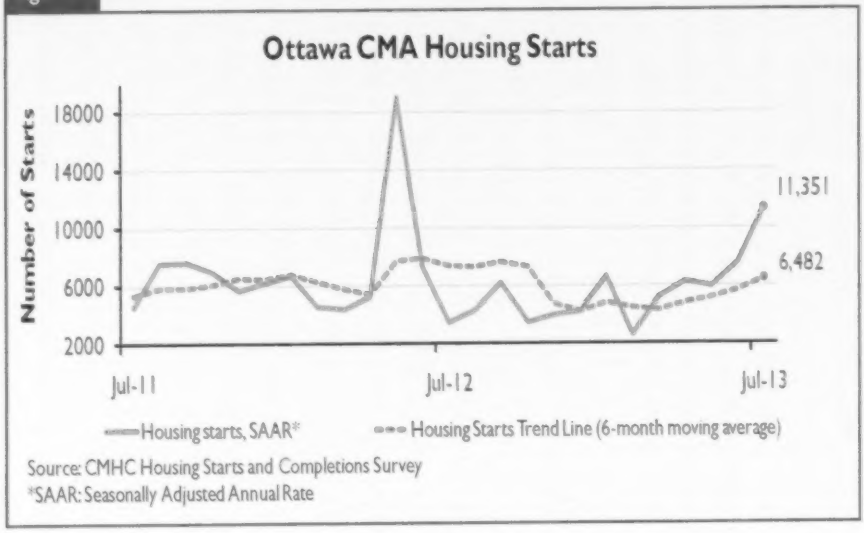
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

Highlights

- Ottawa housing starts rally in July following robust activity in June.
- Townhome construction posts healthy growth, particularly in the outskirts.
- Single-detached starts continued to firm, maintaining this way the increasing trend that started in May.

Figure 1



Source: CMHC Housing Starts and Completions Survey
*SAAR: Seasonally Adjusted Annual Rate

* The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 Highlights
2 Housing Market Overview
3 Maps
9 Tables

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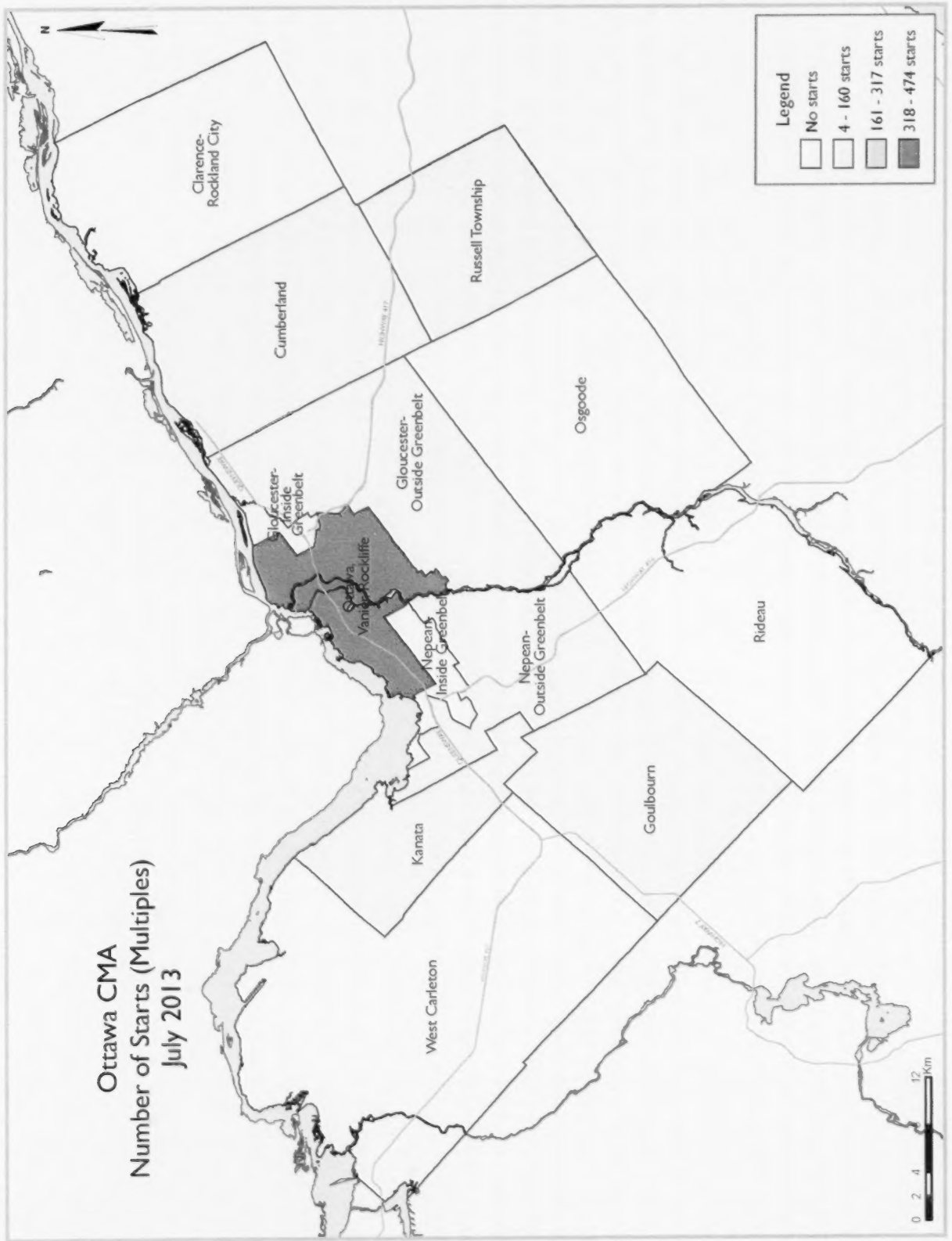
Ottawa Starts Rallied in July

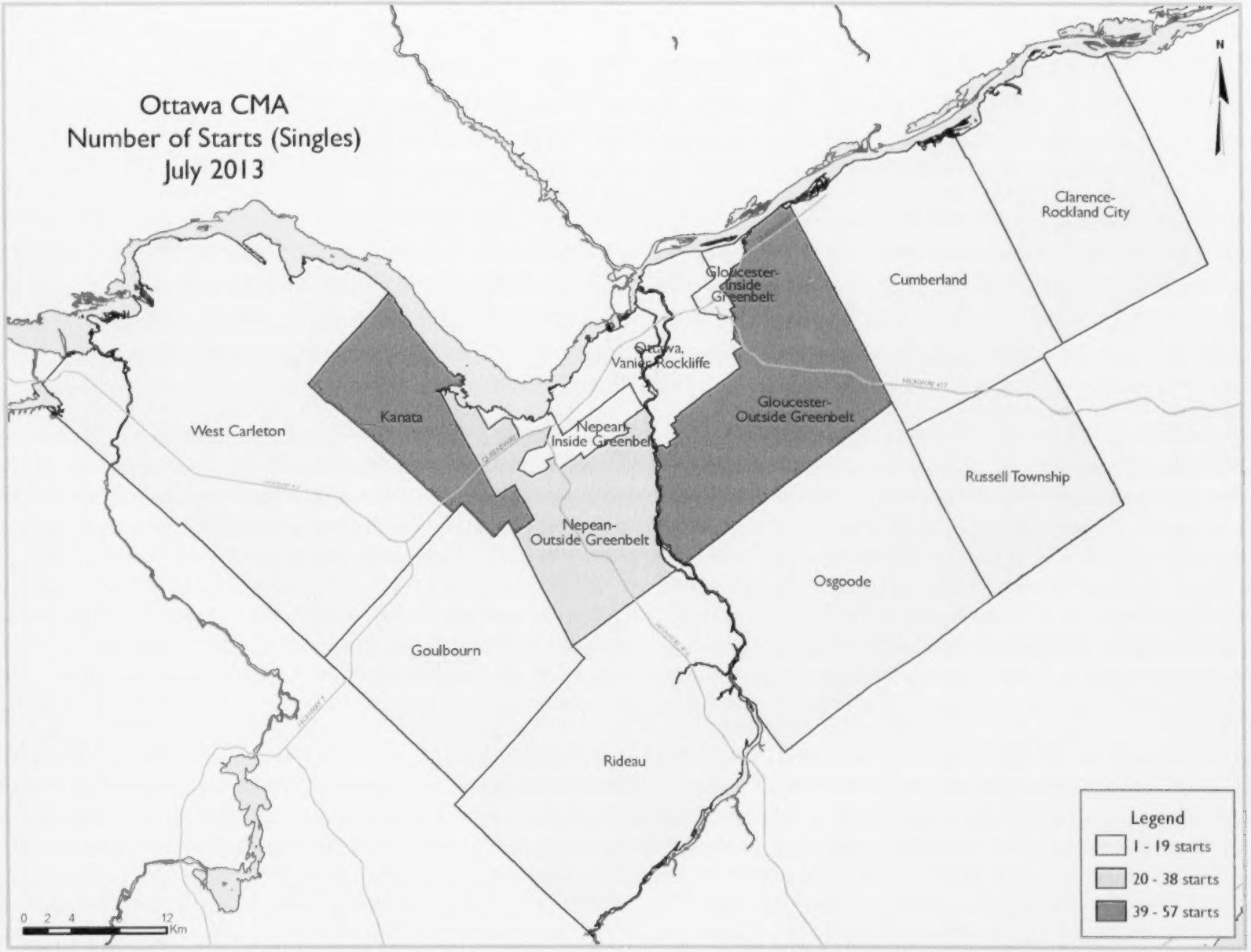
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 6,482 units in July compared to 5,690 units in June. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)1 of housing starts. For the region, the standalone monthly SAAR was 11,351 units in July up from 7,550 units in June.

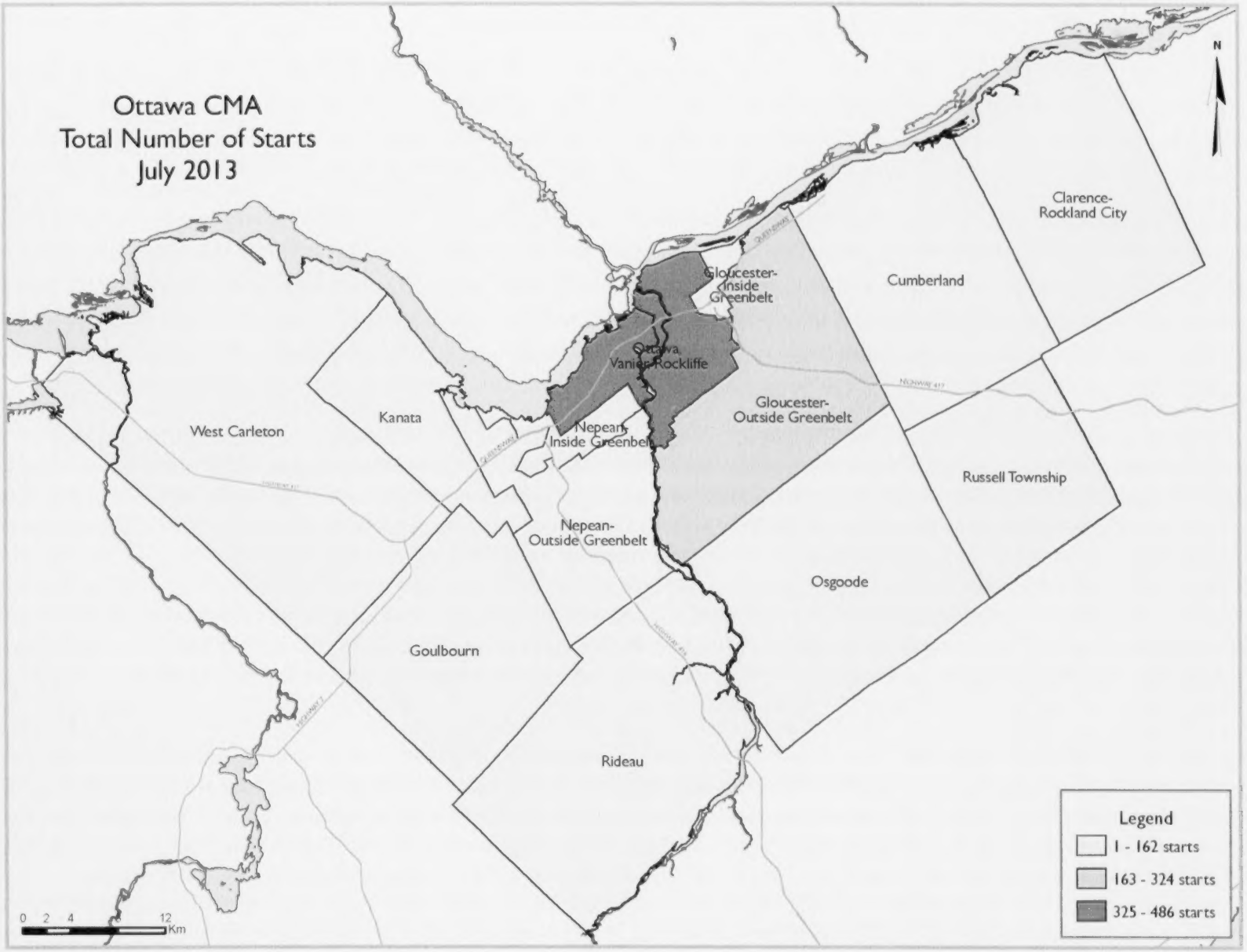
Seasonally adjusted housing starts rallied in July following robust June activity. Nonetheless, the year-to-date number retreated 9.5 per cent from the same period in 2012. The second half of the year started with townhome construction activity posting very healthy growth, particularly in Ottawa's outskirts. Townhome share in total construction came in close to a quarter as this dwelling type is providing a more affordable alternative to single-detached housing and more space than condominium units. This month, single-detached construction also continued its revitalizing trend, which began in May.

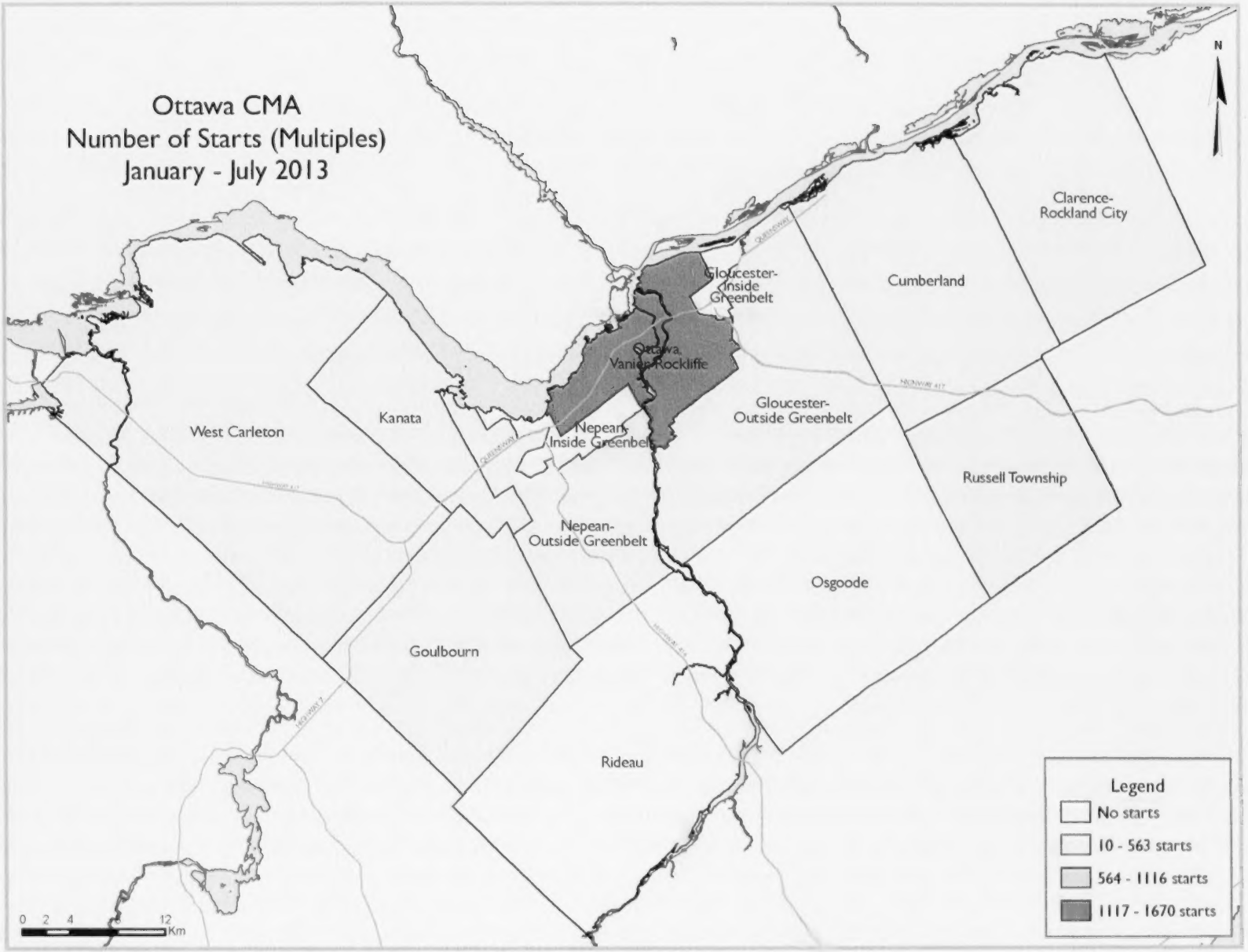
By area, apart from the city core, which continued to dominate most apartment construction, Gloucester (outside the greenbelt) saw the strongest construction growth this month among all the city outskirts. The area captured just under one-third of all single-detached housing starts, and slightly over half of all row construction. Kanata secured 24 per cent of all singles and 17 per cent of rows. Cumberland came in third place for row construction with a 14 per cent share.

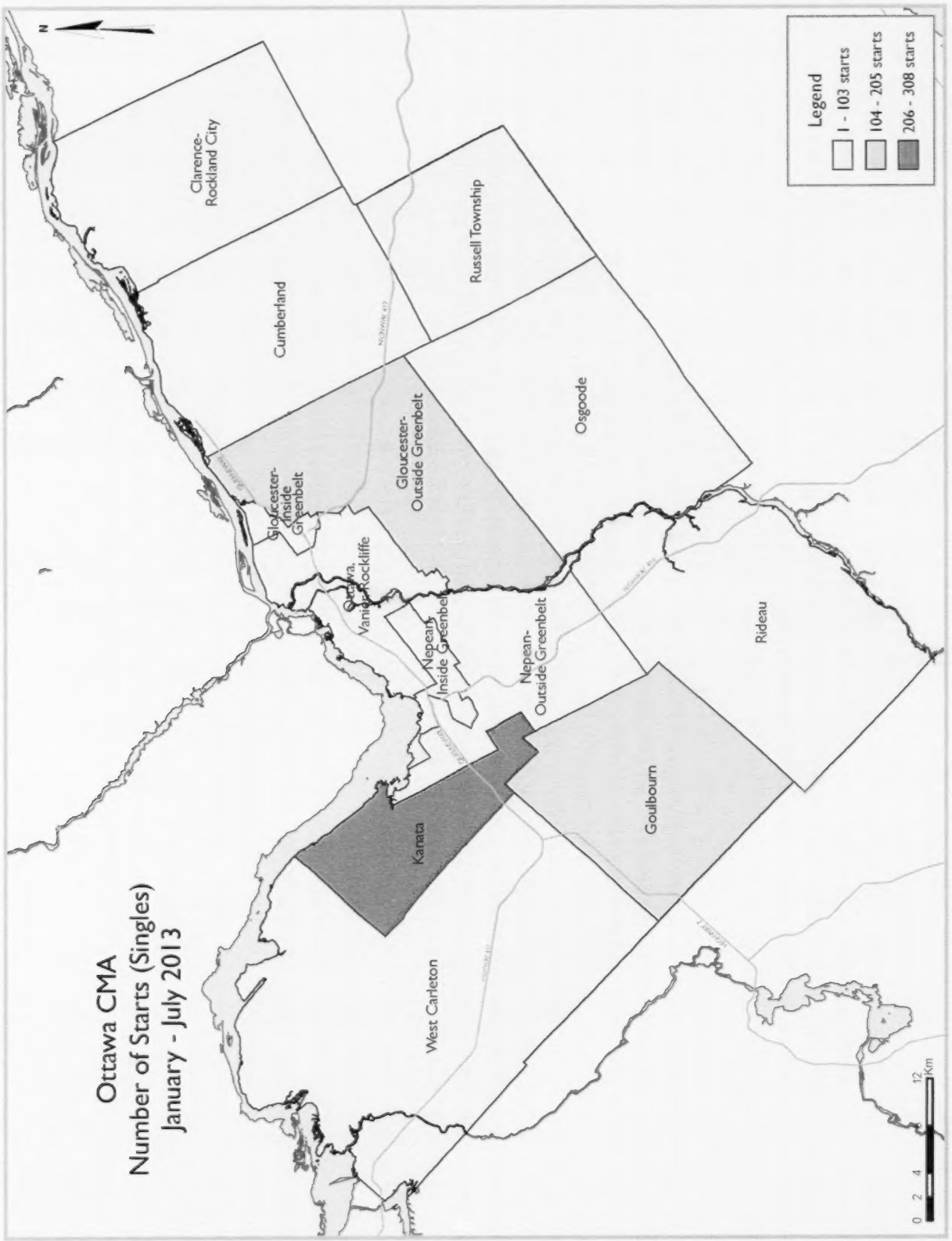
Meanwhile, due to the continued strength in apartment construction this month, construction inside the greenbelt came 4 per cent higher than construction in the outskirts. Worthy of note is that 139 units out of the 473 apartments started were geared toward social housing.

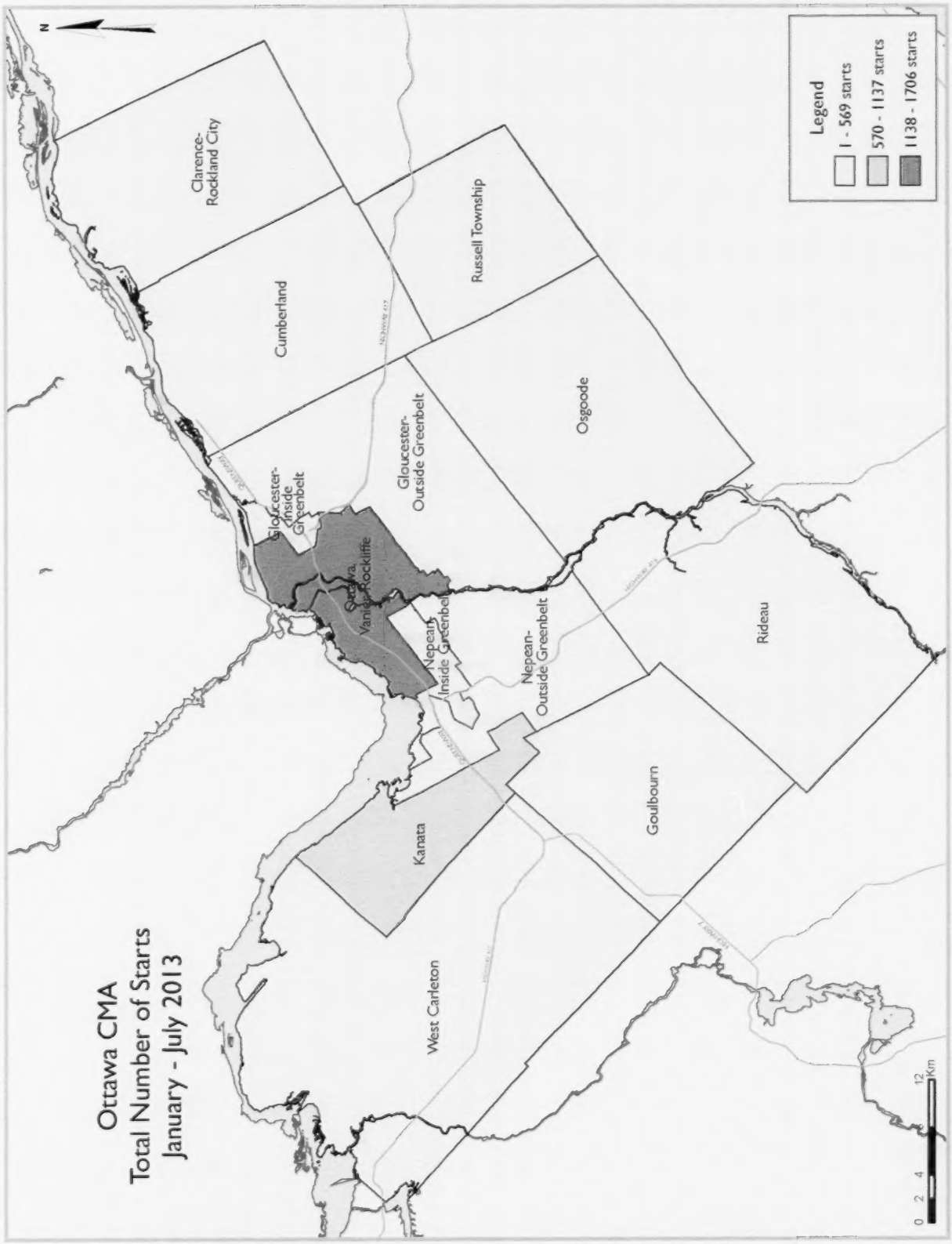

Ottawa CMA
Number of Starts (Multiples)
July 2013
N
Legend
No starts
4 - 160 starts
161 - 317 starts
318 - 474 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
July 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
1 - 19 starts
20 - 38 starts
39 - 57 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
July 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
1 - 162 starts
163 - 324 starts
325 - 486 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
10 - 563 starts
564 - 1116 starts
1117 - 1670 starts


Ottawa CMA
Number of Starts (Singles)
January - July 2013
Legend
1 - 103 starts
104 - 205 starts
206 - 308 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - July 2013
Legend
1 - 569 starts
570 - 1137 starts
1138 - 1706 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa
Vanier
Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) July 2013		
Ottawa CMA[1]	June 2013	July 2013
Trend[2]	5,690	6,482
SAAR	7,550	11,351
	July 2012	July 2013
Actual		
July - Single-Detached	128	188
July - Multiples	159	750
July - Total	287	938
January to July - Single-Detached	902	922
January to July - Multiples	3,183	2,775
January to July - Total	4,085	3,697

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	188	44	239	0	0	298	4	165	938
July 2012	128	22	70	0	0	62	0	5	287
% Change	46.9	100.0	**	n/a	n/a	**	n/a	**	**
Year-to-date 2013	922	200	813	0	5	1,508	4	245	3,697
Year-to-date 2012	902	124	786	0	7	2,056	4	206	4,085
% Change	2.2	61.3	3.4	n/a	-28.6	-26.7	0.0	18.9	-9.5
UNDER CONSTRUCTION									
July 2013	1,033	254	1,219	0	5	3,344	31	584	6,470
July 2012	1,090	142	1,203	0	0	3,200	7	228	5,870
% Change	-5.2	78.9	1.3	n/a	n/a	4.5	**	156.1	10.2
COMPLETIONS									
July 2013	154	34	132	0	0	38	0	38	396
July 2012	151	4	131	0	0	114	5	76	481
% Change	2.0	**	0.8	n/a	n/a	-66.7	-100.0	-50.0	-17.7
Year-to-date 2013	828	174	817	0	0	863	4	83	2,769
Year-to-date 2012	1,012	160	844	0	0	808	9	302	3,135
% Change	-18.2	8.8	-3.2	n/a	n/a	6.8	-55.6	-72.5	-11.7
COMPLETED & NOT ABSORBED									
July 2013	53	52	72	0	0	298	n/a	n/a	475
July 2012	107	41	102	0	2	111	n/a	n/a	363
% Change	-50.5	26.8	-29.4	n/a	-100.0	168.5	n/a	n/a	30.9
ABSORBED									
July 2013	169	30	140	0	0	54	n/a	n/a	393
July 2012	160	10	141	0	0	95	n/a	n/a	406
% Change	5.6	200.0	-0.7	n/a	n/a	-43.2	n/a	n/a	-3.2
Year-to-date 2013	860	163	840	0	0	814	n/a	n/a	2,677
Year-to-date 2012	997	159	848	0	2	821	n/a	n/a	2,827
% Change	-13.7	2.5	-0.9	n/a	-100.0	-0.9	n/a	n/a	-5.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2013	176	44	239	0	0	298	0	165	922
July 2012	111	22	70	0	0	16	0	5	224
Ottawa, Vanier, Rockcliffe									
July 2013	12	20	3	0	0	298	0	153	486
July 2012	7	6	9	0	0	0	0	5	27
Nepean inside greenbelt									
July 2013	2	0	0	0	0	0	0	0	2
July 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
July 2013	30	2	38	0	0	0	0	0	70
July 2012	15	2	15	0	0	16	0	0	48
Gloucester inside greenbelt									
July 2013	1	0	0	0	0	0	0	0	1
July 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2013	57	10	116	0	0	0	0	12	195
July 2012	22	6	0	0	0	0	0	0	28
Kanata									
July 2013	46	4	40	0	0	0	0	0	90
July 2012	14	2	40	0	0	0	0	0	56
Cumberland									
July 2013	2	8	33	0	0	0	0	0	43
July 2012	18	6	6	0	0	0	0	0	30
Goulbourn									
July 2013	9	0	9	0	0	0	0	0	18
July 2012	11	0	0	0	0	0	0	0	11
West Carleton									
July 2013	6	0	0	0	0	0	0	0	6
July 2012	8	0	0	0	0	0	0	0	8
Rideau									
July 2013	1	0	0	0	0	0	0	0	1
July 2012	1	0	0	0	0	0	0	0	1
Osgoode									
July 2013	10	0	0	0	0	0	0	0	10
July 2012	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
July 2013	11	0	0	0	0	0	0	0	11
July 2012	14	0	0	0	0	0	0	0	14
Russell Township									
July 2013	1	0	0	0	0	0	4	0	5
July 2012	3	0	0	0	0	46	0	0	49
Ottawa-Gatineau CMA (Ontario portion)									
July 2013	188	44	239	0	0	298	4	165	938
July 2012	128	22	70	0	0	62	0	5	287

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2013	936	246	1,172	0	5	3,344	27	584	6,314
July 2012	974	138	1,195	0	0	3,100	7	224	5,638
Ottawa, Vanier, Rockcliffe									
July 2013	74	108	23	0	5	2,816	27	235	3,288
July 2012	73	48	32	0	0	2,169	3	92	2,417
Nepean inside greenbelt									
July 2013	10	0	0	0	0	0	0	0	10
July 2012	10	0	10	0	0	16	0	0	36
Nepean outside greenbelt									
July 2013	92	46	185	0	0	160	0	124	607
July 2012	319	24	445	0	0	548	0	124	1,460
Gloucester inside greenbelt									
July 2013	1	0	19	0	0	44	0	0	64
July 2012	3	0	19	0	0	44	0	0	66
Gloucester outside greenbelt									
July 2013	153	40	262	0	0	66	0	12	533
July 2012	130	32	179	0	0	94	0	0	435
Kanata									
July 2013	338	38	380	0	0	108	0	152	1,016
July 2012	58	24	310	0	0	28	0	0	420
Cumberland									
July 2013	86	10	144	0	0	136	0	41	417
July 2012	104	6	100	0	0	157	0	0	367
Goulbourn									
July 2013	103	0	37	0	0	14	0	20	174
July 2012	158	2	38	0	0	44	0	8	250
West Carleton									
July 2013	26	4	122	0	0	0	0	0	152
July 2012	57	2	17	0	0	0	2	0	78
Rideau									
July 2013	24	0	0	0	0	0	0	0	24
July 2012	9	0	0	0	0	0	0	0	9
Osgoode									
July 2013	29	0	0	0	0	0	0	0	29
July 2012	53	0	45	0	0	0	2	0	100
Clarence-Rockland City									
July 2013	65	2	47	0	0	0	0	0	114
July 2012	104	0	8	0	0	54	0	0	166
Russell Township									
July 2013	32	6	0	0	0	0	4	0	42
July 2012	12	4	0	0	0	46	0	4	66
Ottawa-Gatineau CMA (Ontario portion)									
July 2013	1,033	254	1,219	0	5	3,344	31	584	6,470
July 2012	1,090	142	1,203	0	0	3,200	7	228	5,870

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2013	140	34	132	0	0	38	0	34	378
July 2012	146	4	131	0	0	114	2	76	473
Ottawa, Vanier, Rockcliffe									
July 2013	5	14	7	0	0	8	0	34	68
July 2012	8	2	4	0	0	0	0	76	90
Nepean inside greenbelt									
July 2013	0	0	9	0	0	16	0	0	25
July 2012	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
July 2013	23	8	15	0	0	14	0	0	60
July 2012	57	0	22	0	0	80	0	0	159
Gloucester inside greenbelt									
July 2013	1	0	0	0	0	0	0	0	1
July 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2013	16	6	62	0	0	0	0	0	84
July 2012	1	0	0	0	0	0	0	0	1
Kanata									
July 2013	19	6	25	0	0	0	0	0	50
July 2012	6	2	30	0	0	10	2	0	50
Cumberland									
July 2013	36	0	8	0	0	0	0	0	44
July 2012	23	0	52	0	0	24	0	0	99
Goulbourn									
July 2013	21	0	6	0	0	0	0	0	27
July 2012	29	0	10	0	0	0	0	0	39
West Carleton									
July 2013	12	0	0	0	0	0	0	0	12
July 2012	7	0	0	0	0	0	0	0	7
Rideau									
July 2013	2	0	0	0	0	0	0	0	2
July 2012	6	0	0	0	0	0	0	0	6
Osgoode									
July 2013	5	0	0	0	0	0	0	0	5
July 2012	8	0	13	0	0	0	0	0	21
Clarence-Rockland City									
July 2013	12	0	0	0	0	0	0	0	12
July 2012	5	0	0	0	0	0	3	0	8
Russell Township									
July 2013	2	0	0	0	0	0	0	4	6
July 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
July 2013	154	34	132	0	0	38	0	38	396
July 2012	151	4	131	0	0	114	5	76	481

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2013	47	52	72	0	0	278	n/a	n/a	449
July 2012	102	41	102	0	2	110	n/a	n/a	357
Ottawa, Vanier, Rockcliffe									
July 2013	19	36	3	0	0	153	n/a	n/a	211
July 2012	24	10	14	0	1	41	n/a	n/a	90
Nepean inside greenbelt									
July 2013	1	0	3	0	0	0	n/a	n/a	4
July 2012	1	2	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
July 2013	5	4	15	0	0	71	n/a	n/a	95
July 2012	13	11	14	0	1	49	n/a	n/a	88
Gloucester inside greenbelt									
July 2013	0	0	0	0	0	1	n/a	n/a	1
July 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
July 2013	4	3	37	0	0	1	n/a	n/a	45
July 2012	15	3	26	0	0	1	n/a	n/a	45
Kanata									
July 2013	1	7	7	0	0	14	n/a	n/a	29
July 2012	13	13	13	0	0	3	n/a	n/a	42
Cumberland									
July 2013	11	1	6	0	0	32	n/a	n/a	50
July 2012	16	1	20	0	0	11	n/a	n/a	48
Goulbourn									
July 2013	2	1	0	0	0	6	n/a	n/a	9
July 2012	15	1	6	0	0	4	n/a	n/a	26
West Carleton									
July 2013	1	0	1	0	0	0	n/a	n/a	2
July 2012	2	0	2	0	0	0	n/a	n/a	4
Rideau									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
July 2013	1	0	0	0	0	0	n/a	n/a	1
July 2012	2	0	7	0	0	0	n/a	n/a	9
Clarence-Rockland City									
July 2013	4	0	0	0	0	1	n/a	n/a	5
July 2012	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
July 2013	2	0	0	0	0	19	n/a	n/a	21
July 2012	0	0	0	0	0	1	n/a	n/a	1
Ottawa-Gatineau CMA (Ontario portion)									
July 2013	53	52	72	0	0	298	n/a	n/a	475
July 2012	107	41	102	0	2	111	n/a	n/a	363

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2013	155	30	140	0	0	54	n/a	n/a	379
July 2012	155	10	137	0	0	95	n/a	n/a	397
Ottawa, Vanier, Rockcliffe									
July 2013	5	5	10	0	0	5	n/a	n/a	25
July 2012	16	8	3	0	0	10	n/a	n/a	37
Nepean inside greenbelt									
July 2013	0	0	8	0	0	16	n/a	n/a	24
July 2012	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
July 2013	26	8	15	0	0	21	n/a	n/a	70
July 2012	58	1	21	0	0	60	n/a	n/a	140
Gloucester inside greenbelt									
July 2013	1	0	0	0	0	0	n/a	n/a	1
July 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
July 2013	16	6	62	0	0	0	n/a	n/a	84
July 2012	1	0	0	0	0	0	n/a	n/a	1
Kanata									
July 2013	27	10	30	0	0	0	n/a	n/a	67
July 2012	6	1	36	0	0	8	n/a	n/a	51
Cumberland									
July 2013	36	0	8	0	0	10	n/a	n/a	54
July 2012	23	0	56	0	0	17	n/a	n/a	96
Goulbourn									
July 2013	24	0	6	0	0	2	n/a	n/a	32
July 2012	29	0	11	0	0	0	n/a	n/a	40
West Carleton									
July 2013	12	1	1	0	0	0	n/a	n/a	14
July 2012	7	0	0	0	0	0	n/a	n/a	7
Rideau									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	6	0	0	0	0	0	n/a	n/a	6
Osgoode									
July 2013	6	0	0	0	0	0	n/a	n/a	6
July 2012	8	0	10	0	0	0	n/a	n/a	18
Clarence-Rockland City									
July 2013	12	0	0	0	0	0	n/a	n/a	12
July 2012	5	0	4	0	0	0	n/a	n/a	9
Russell Township									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
July 2013	169	30	140	0	0	54	n/a	n/a	393
July 2012	160	10	141	0	0	95	n/a	n/a	406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Ottawa City	176	111	44	22	229	70	473	21	922	224	**
Ottawa, Vanier, Rockcliffe	12	7	20	6	3	9	451	5	486	27	**
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	30	15	2	2	34	15	4	16	70	48	45.8
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	57	22	10	6	116	0	12	0	195	28	**
Kanata	46	14	4	2	40	40	0	0	90	56	60.7
Cumberland	2	18	8	6	33	6	0	0	43	30	43.3
Goulbourn	9	11	0	0	3	0	6	0	18	11	63.6
West Carleton	6	8	0	0	0	0	0	0	6	8	-25.0
Rideau	1	1	0	0	0	0	0	0	1	1	0.0
Osgoode	10	15	0	0	0	0	0	0	10	15	-33.3
Clarence-Rockland City	11	14	0	0	0	0	0	0	11	14	-21.4
Russell Township	1	3	4	0	0	0	0	46	5	49	-89.8
Ottawa-Gatineau CMA (Ontario Portion)	188	128	48	22	229	70	473	67	938	287	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	832	817	194	126	787	777	1,771	2,202	3,584	3,922	-8.6
Ottawa, Vanier, Rockcliffe	36	48	78	30	21	19	1,571	1,765	1,706	1,862	-8.4
Nepean inside greenbelt	8	7	0	0	0	3	0	0	8	10	-20.0
Nepean outside greenbelt	103	268	36	24	142	288	44	309	325	889	-63.4
Gloucester inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Gloucester outside greenbelt	121	153	34	38	158	185	12	28	325	404	-19.6
Kanata	308	43	30	18	284	204	60	28	682	293	132.8
Cumberland	48	92	12	10	89	78	64	72	213	252	-15.5
Goulbourn	130	107	0	2	31	0	20	0	181	109	66.1
West Carleton	27	42	4	2	62	0	0	0	93	44	111.4
Rideau	22	8	0	0	0	0	0	0	22	8	175.0
Osgoode	28	48	0	2	0	0	0	0	28	50	-44.0
Clarence-Rockland City	54	70	0	0	13	4	0	26	67	100	-33.0
Russell Township	36	15	10	2	0	0	0	46	46	63	-27.0
Ottawa-Gatineau CMA (Ontario Portion)	922	902	204	128	800	781	1,771	2,274	3,697	4,085	-9.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Ottawa City	229	70	0	0	308	16	165	5
Ottawa, Vanier, Rockcliffe	3	9	0	0	298	0	153	5
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	34	15	0	0	4	16	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	116	0	0	0	0	0	12	0
Kanata	40	40	0	0	0	0	0	0
Cumberland	33	6	0	0	0	0	0	0
Goulbourn	3	0	0	0	6	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	46	0	0
Ottawa-Gatineau CMA (Ontario Portion)	229	70	0	0	308	62	165	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	787	777	0	0	1,526	1,996	245	206
Ottawa, Vanier, Rockcliffe	21	19	0	0	1,338	1,683	233	82
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	142	288	0	0	44	185	0	124
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	158	185	0	0	0	28	12	0
Kanata	284	204	0	0	60	28	0	0
Cumberland	89	78	0	0	64	72	0	0
Goulbourn	31	0	0	0	20	0	0	0
West Carleton	62	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	4	0	0	0	26	0	0
Russell Township	0	0	0	0	0	46	0	0
Ottawa-Gatineau CMA (Ontario Portion)	800	781	0	0	1,526	2,068	245	206

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Ottawa City	459	203	298	16	165	5	922	224
Ottawa, Vanier, Rockcliffe	35	22	298	0	153	5	486	27
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	70	32	0	16	0	0	70	48
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	183	28	0	0	12	0	195	28
Kanata	90	56	0	0	0	0	90	56
Cumberland	43	30	0	0	0	0	43	30
Goulbourn	18	11	0	0	0	0	18	11
West Carleton	6	8	0	0	0	0	6	8
Rideau	1	1	0	0	0	0	1	1
Osgoode	10	15	0	0	0	0	10	15
Clarence-Rockland City	11	14	0	0	0	0	11	14
Russell Township	1	3	0	46	4	0	5	49
Ottawa-Gatineau CMA (Ontario Portion)	471	220	298	62	169	5	938	287

Table 2.5: Starts by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,826	1,721	1,513	1,991	245	210	3,584	3,922
Ottawa, Vanier, Rockcliffe	130	90	1,343	1,690	233	82	1,706	1,862
Nepean inside greenbelt	8	10	0	0	0	0	8	10
Nepean outside greenbelt	285	580	40	185	0	124	325	889
Gloucester inside greenbelt	1	1	0	0	0	0	1	1
Gloucester outside greenbelt	313	376	0	28	12	0	325	404
Kanata	622	265	60	28	0	0	682	293
Cumberland	157	192	56	60	0	0	213	252
Goulbourn	167	109	14	0	0	0	181	109
West Carleton	93	42	0	0	0	2	93	44
Rideau	22	8	0	0	0	0	22	8
Osgoode	28	48	0	0	0	2	28	50
Clarence-Rockland City	67	74	0	26	0	0	67	100
Russell Township	42	17	0	46	4	0	46	63
Ottawa-Gatineau CMA (Ontario Portion)	1,935	1,812	1,513	2,063	249	210	3,697	4,085

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Ottawa City	140	146	34	6	132	131	72	190	378	473	-20.1
Ottawa, Vanier, Rockcliffe	5	8	14	2	7	4	42	76	68	90	-24.4
Nepean inside greenbelt	0	1	0	0	9	0	16	0	25	1	**
Nepean outside greenbelt	23	57	8	0	15	22	14	80	60	159	-62.3
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	16	1	6	0	62	0	0	0	84	1	**
Kanata	19	6	6	4	25	30	0	10	50	50	0.0
Cumberland	36	23	0	0	8	52	0	24	44	99	-55.6
Goulbourn	21	29	0	0	6	10	0	0	27	39	-30.8
West Carleton	12	7	0	0	0	0	0	0	12	7	71.4
Rideau	2	6	0	0	0	0	0	0	2	6	-66.7
Osgoode	5	8	0	0	0	13	0	0	5	21	-76.2
Clarence-Rockland City	12	5	0	0	0	3	0	0	12	8	50.0
Russell Township	2	0	0	0	0	0	4	0	6	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	154	151	34	6	132	134	76	190	396	481	-17.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	740	941	168	160	811	832	910	1,108	2,629	3,041	-13.5
Ottawa, Vanier, Rockcliffe	48	61	58	46	25	27	502	690	633	824	-23.2
Nepean inside greenbelt	10	10	0	0	12	0	16	69	38	79	-51.9
Nepean outside greenbelt	124	243	44	50	256	192	302	127	726	612	18.6
Gloucester inside greenbelt	1	0	0	0	0	12	0	0	1	12	-91.7
Gloucester outside greenbelt	96	105	16	26	182	142	0	18	294	291	1.0
Kanata	73	72	36	32	220	187	40	156	369	447	-17.4
Cumberland	147	182	12	4	110	185	0	48	269	419	-35.8
Goulbourn	92	146	0	0	6	33	50	0	148	179	-17.3
West Carleton	65	58	2	2	0	3	0	0	67	63	6.3
Rideau	16	23	0	0	0	0	0	0	16	23	-30.4
Osgoode	68	41	0	0	0	51	0	0	68	92	-26.1
Clarence-Rockland City	54	48	0	4	6	15	32	2	92	69	33.3
Russell Township	34	23	10	2	0	0	4	0	48	25	92.0
Ottawa-Gatineau CMA (Ontario Portion)	828	1,012	178	166	817	847	946	1,110	2,769	3,135	-11.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Ottawa City	132	131	0	0	38	114	34	76
Ottawa, Vanier, Rockcliffe	7	4	0	0	8	0	34	76
Nepean inside greenbelt	9	0	0	0	16	0	0	0
Nepean outside greenbelt	15	22	0	0	14	80	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	62	0	0	0	0	0	0	0
Kanata	25	30	0	0	0	10	0	0
Cumberland	8	52	0	0	0	24	0	0
Goulbourn	6	10	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	13	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	3	0	0	0	0
Russell Township	0	0	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	132	131	0	3	38	114	38	76

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	811	832	0	0	831	808	79	300
Ottawa, Vanier, Rockcliffe	25	27	0	0	431	605	71	85
Nepean inside greenbelt	12	0	0	0	16	0	0	69
Nepean outside greenbelt	256	192	0	0	302	127	0	0
Gloucester inside greenbelt	0	12	0	0	0	0	0	0
Gloucester outside greenbelt	182	142	0	0	0	18	0	0
Kanata	220	187	0	0	40	10	0	146
Cumberland	110	185	0	0	0	48	0	0
Goulbourn	6	33	0	0	42	0	8	0
West Carleton	0	3	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	51	0	0	0	0	0	0
Clarence-Rockland City	6	12	0	3	32	0	0	2
Russell Township	0	0	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	817	844	0	3	863	808	83	302

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Ottawa City	306	281	38	114	34	78	378	473
Ottawa, Vanier, Rockcliffe	26	14	8	0	34	76	68	90
Nepean inside greenbelt	9	1	16	0	0	0	25	1
Nepean outside greenbelt	46	79	14	80	0	0	60	159
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	84	1	0	0	0	0	84	1
Kanata	50	38	0	10	0	2	50	50
Cumberland	44	75	0	24	0	0	44	99
Goulbourn	27	39	0	0	0	0	27	39
West Carleton	12	7	0	0	0	0	12	7
Rideau	2	6	0	0	0	0	2	6
Osgoode	5	21	0	0	0	0	5	21
Clarence-Rockland City	12	5	0	0	0	3	12	8
Russell Township	2	0	0	0	4	0	6	0
Ottawa-Gatineau CMA (Ontario Portion)	320	286	38	114	38	81	396	481

Table 3.5: Completions by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,719	1,927	831	808	79	306	2,629	3,041
Ottawa, Vanier, Rockcliffe	131	130	431	605	71	89	633	824
Nepean inside greenbelt	22	10	16	0	0	69	38	79
Nepean outside greenbelt	424	485	302	127	0	0	726	612
Gloucester inside greenbelt	1	12	0	0	0	0	1	12
Gloucester outside greenbelt	294	273	0	18	0	0	294	291
Kanata	329	289	40	10	0	148	369	447
Cumberland	269	371	0	48	0	0	269	419
Goulbourn	98	179	42	0	8	0	148	179
West Carleton	67	63	0	0	0	0	67	63
Rideau	16	23	0	0	0	0	16	23
Osgoode	68	92	0	0	0	0	68	92
Clarence-Rockland City	60	64	32	0	0	5	92	69
Russell Township	40	25	0	0	8	0	48	25
Ottawa-Gatineau CMA (Ontario Portion)	1,819	2,016	863	808	87	311	2,769	3,135

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2013	0	0.0	30	21.9	28	20.4	33	24.1	46	33.6	137	448,900	481,208
July 2012	0	0.0	10	7.6	17	12.9	56	42.4	49	37.1	132	486,990	508,550
Year-to-date 2013	0	0.0	108	18.3	101	17.1	133	22.5	249	42.1	591	471,990	505,221
Year-to-date 2012	2	0.3	85	10.9	121	15.5	242	31.0	330	42.3	780	485,450	503,578
Ottawa, Vanier, Rockcliffe													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
July 2012	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	539,900	665,815
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	749,900	749,737
Year-to-date 2012	1	2.7	0	0.0	0	0.0	3	8.1	33	89.2	37	700,400	730,940
Nepean inside greenbelt													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
July 2013	0	0.0	1	4.0	1	4.0	7	28.0	16	64.0	25	510,990	527,668
July 2012	0	0.0	2	3.5	2	3.5	22	38.6	31	54.4	57	512,900	522,380
Year-to-date 2013	0	0.0	21	17.5	8	6.7	33	27.5	58	48.3	120	499,695	497,167
Year-to-date 2012	0	0.0	28	12.2	33	14.4	71	31.0	97	42.4	229	494,990	491,791
Gloucester inside greenbelt													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
July 2013	0	0.0	1	6.7	1	6.7	6	40.0	7	46.7	15	486,900	494,367
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	3	3.4	13	14.6	40	44.9	33	37.1	89	471,900	484,219
Year-to-date 2012	1	1.1	1	1.1	1	1.1	35	36.8	57	60.0	95	519,400	515,023
Kanata													
July 2013	0	0.0	10	37.0	10	37.0	2	7.4	5	18.5	27	383,990	430,560
July 2012	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	12	15.2	28	35.4	9	11.4	30	38.0	79	417,900	494,629
Year-to-date 2012	0	0.0	3	5.1	6	10.2	24	40.7	26	44.1	59	476,000	507,022
Cumberland													
July 2013	0	0.0	15	41.7	10	27.8	8	22.2	3	8.3	36	387,900	408,461
July 2012	0	0.0	2	8.7	7	30.4	12	52.2	2	8.7	23	441,900	440,650
Year-to-date 2013	0	0.0	59	41.3	43	30.1	25	17.5	16	11.2	143	387,900	410,310
Year-to-date 2012	0	0.0	40	22.9	51	29.1	65	37.1	19	10.9	175	419,000	427,642
Goulbourn													
July 2013	0	0.0	3	12.5	6	25.0	10	41.7	5	20.8	24	440,400	448,941
July 2012	0	0.0	6	20.7	8	27.6	15	51.7	0	0.0	29	428,990	425,630
Year-to-date 2013	0	0.0	12	13.2	8	8.8	21	23.1	50	54.9	91	516,900	523,559
Year-to-date 2012	0	0.0	12	9.0	29	21.8	40	30.1	52	39.1	133	481,900	491,531

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	584,400	608,438
Year-to-date 2012	0	0.0	1	3.2	0	0.0	3	9.7	27	87.1	31	556,900	590,219
Rideau													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	890,500	849,383
Osgoode													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	6.3	1	6.3	1	6.3	13	81.3	16	782,250	760,575
Year-to-date 2012	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Clarence-Rockland City													
July 2013	2	20.0	2	20.0	4	40.0	2	20.0	0	0.0	10	385,200	373,070
July 2012	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	8	18.2	16	36.4	15	34.1	3	6.8	2	4.5	44	372,400	366,654
Year-to-date 2012	20	55.6	11	30.6	3	8.3	2	5.6	0	0.0	36	293,900	315,067
Russell Township													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	14	48.3	8	27.6	7	24.1	0	0.0	29	376,700	389,531
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Ottawa-Gatineau CMA (Ontario portion)													
July 2013	2	1.4	32	21.8	32	21.8	35	23.8	46	31.3	147	443,900	473,852
July 2012	3	2.2	11	8.1	17	12.5	56	41.2	49	36.0	136	484,900	502,355
Year-to-date 2013	8	1.2	138	20.8	124	18.7	143	21.5	251	37.8	664	459,750	490,986
Year-to-date 2012	22	2.6	105	12.6	131	15.7	245	29.4	330	39.6	833	476,000	493,034

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2013

Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	481,208	508,550	-5.4	505,221	503,578	0.3
Ottawa, Vanier, Rockcliffe	--	665,815	n/a	749,737	730,940	2.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	527,668	522,380	1.0	497,167	491,791	1.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	494,367	--	n/a	484,219	515,023	-6.0
Kanata	430,560	463,820	-7.2	494,629	507,022	-2.4
Cumberland	408,461	440,650	-7.3	410,310	427,642	-4.1
Goulbourn	448,941	425,630	5.5	523,559	491,531	6.5
West Carleton	--	--	n/a	608,438	590,219	3.1
Rideau	--	--	n/a	862,814	849,383	1.6
Osgoode	--	--	n/a	760,575	630,488	20.6
Clarence-Rockland City	373,070	--	n/a	366,654	315,067	16.4
Russell Township	--	--	n/a	389,531	386,122	0.9
Ottawa-Gatineau CMA (Ontario Portion)	473,852	502,355	-5.7	490,986	493,034	-0.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
July 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	352,967
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	351,530
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	347,536
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	350,720
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	350,755
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	348,833
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	344,633
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	352,284
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	359,793
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	350,799
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	352,821
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,153
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	346,976
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	349,950
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	353,241
	April	1,586	0.3	1,131	3,533	2,436	46.4	372,188	2.3	358,057
	May	1,812	-5.7	1,190	3,733	2,512	47.4	370,591	2.0	357,474
	June	1,608	-4.0	1,206	2,907	2,514	48.0	359,372	1.3	353,291
	July	1,352	-2.2	1,155	2,767	2,500	46.2	362,346	6.5	363,577
	August									
	September									
	October									
	November									
	December									
	Q2 2012	5,177	4.8		9,346			360,784	2.1	
	Q2 2013	5,006	-3.3		10,173			367,493	1.9	
	YTD 2012	9,679	5.7		18,777			354,874	2.1	
	YTD 2013	9,074	-6.3		20,112			362,095	2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14	116.6	122.8	529	6.1	70.5	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14		123.3	523	6.8	70.2	1,061
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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